

Mapping Our Future 2030 Comprehensive Plan

Survey #1 – Findings and Observations



Cobb County...Expect the Best!

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Survey #1 – Findings and Analysis

The first Cobb County Comprehensive Plan survey was an effort to solicit input from the general public about various growth related issues currently impacting the county. The survey was available to the public for one and a half months in March and April of 2006. The Planning Division of Community Development received surveys on paper copies and digitally over the internet. The survey provided a variety of ways to solicit input with weighted responses, item listings, and open questions. The intent of the methodology was to allow for the widest range of responses possible thereby allowing us to understand the community's position on the issues covered.

Before I describe the results and findings of the survey it is important to provide an important disclaimer regarding the results of this survey. We received a total of 340 surveys from the public-at-large, based upon standard statistical principles for surveying methodology; we cannot claim statistical validity of the results. This is true for a number of reasons. First, we did not receive responses from at least 10% of the general population. We would have had to receive 62,899 surveys for this to be considered statistically representative of the public's opinion. Another methodology to solicit input in a statistically valid fashion without reaching the 10% threshold is to pool a random sample of the population. Since, the individuals that participated in this effort were self selected (they chose to take the time to complete the survey instead of having it be a random occurrence) we are not able to claim validity on this front either. This is not to say that the findings do not hold merit or represent a range of opinions found in the community, we just cannot claim that there is statistical validity with the results.

Overall it is safe to say that the community is conflicted about the need and desire for growth and development in many areas of Cobb County. There are only a few areas where people agree whole heartedly about a vision for growth in specific areas. This analysis will go over each question individually and provide a brief commentary explaining the responses we received. Finally, we will provide a brief observation about the context of the responses.

Question #1

How do you rate quality of life in Cobb County?

Excellent	21%
Good	51%
Fair	11%
Neutral	6%
Needs Improvement	11%

The first question lets us know that generally people are pleased with their life in Cobb County. 72% of the respondents have a favorable perception about their quality of life.

Survey #1 – Findings and Analysis

Question #2

What best exemplifies your idea of community identity in Cobb County?

The second question was an open ended question. It allowed the public to provide input in their own words. This provided a wide range of responses. The most common themes expressed include the following:

- The suburban nature of Cobb County
- A family centered community
- The historic and cultural identity of the Cobb County
- The community identity that exists in the different neighborhoods
- Downtown Marietta
- The good education system of the county
- The rural feel of the western portion of the County
- The quality and quantity of open space

Question #3

What do you like most about Cobb County?

The third question was an open ended question. It allowed the public to provide input in their own words. This provided a wide range of responses. The most common themes expressed include the following:

- Quality public facilities are provided to the local residents
- The positive quality-of-life afforded to residents
- We like the fiscally responsible nature of government
- The government employees provide quality service to residents and businesses
- Quality Parks
- Quality Schools
- Convenient shopping opportunities exist throughout the County
- Proximity to Atlanta makes it a desirable location
- The rural feel of West Cobb
- The County promotion of quality growth

Question #4

Why is your response to #3 important to you?

The fourth question was an open ended question. It allowed the public to provide input in their own words. This provided a wide range of responses. The most common themes included confidence and pride in the community, quality-of-life, and the fact that many individuals are on a fixed income.

Survey #1 – Findings and Analysis

Question #5

What concerns you about Cobb County?

The fifth question was an open ended question. It allowed the public to provide input in their own words. This provided a wide range of responses. The most common themes expressed include the following:

The loss of tree cover, specimen trees, and mass grading of land
Severe traffic congestion
Business encroachment on residential areas
NIMBY (Not in My Back Yard) activists
The increasing amount of development pressure throughout the County
The quality of the public school system
No growth activists
More roads to accommodate population growth
Lack of public transit connections
Abandoned retail areas
Air and water quality

Question #6

Why is your response to #5 important to you?

The sixth question was an open ended question. It allowed the public to provide input in their own words. This provided a wide range of responses. The most common themes included decreases in quality-of-life, increases in commute time, flooding, crime, and trash.

Question #7 & #8

What do you like about your neighborhood? What item is the most important?

	#7	#8
Neighborhood character	19%	29%
Housing stock	7%	4%
Diversity	5%	2%
Natural resources	5%	7%
Open space	11%	26%
Nearby parks	10%	5%
Road network	4%	2%
Availability of sidewalks	8%	5%
Walkability	12%	6%
Proximity to public services	6%	5%
Proximity to shopping/entertainment	13%	11%
Other: Tree cover, proximity to Atlanta, proximity to work, and sense of community		

Survey #1 – Findings and Analysis

Question #9 & #10

What concerns you about your neighborhood? What item is the most important?

	#9	#10
Noise	15%	13%
Air quality	11%	6%
Lack of a center	4%	3%
Insufficient transit	1%	3%
Crime	4%	7%
Lack of community identity	11%	4%
Lack of housing choice	2%	3%
Traffic	27%	42%
Not enough community resources	5%	3%
Stormwater runoff	19%	16%

There was no consistent pattern of responses regarding the write-in category. Most of the responses were dealing with the consequences of development.

Question #11

What type of development is Cobb County lacking?

The eleventh question was an open ended question. It allowed the public to provide input in their own words. This provided a wide range of responses. The most common themes included senior housing, affordable housing, new parks, additional sidewalks, high rise condos, large lot residential communities, mixed-use developments, walking trails, greenspace, bike path/bike lanes, suburban areas, and we have enough development.

We received a varied response to this question which shows the various needs of different people within the community. It is evident from these varied responses that there is no one development type that is desired within the county and we need to have areas, price ranges, and choices in appropriate urban, suburban, and rural settings. It is important to notice the number of public improvements that were included in the responses. This indicates a need for a more active program to provide additional facilities and recreational amenities in various areas of the County.

Question #12

Do you favor or oppose creating more affordable workforce housing in Cobb County (housing for teachers, police officers, fire fighters, nurses, etc.)?

Favor 40%

Oppose 39%

Do not know 21%

Question #13

Do you favor or oppose creating more affordable workforce housing in your neighborhood (housing for teachers, police officers, fire fighters, nurses, etc.)?

Favor 40%

Oppose 41%

Do not know 19%

The one percentage point difference in Question #12 & #13 shows a very torn public in regard to affordable housing. It shows that there is a perceived need and great resistance towards this concept.

Survey #1 – Findings and Analysis

Question #14

In general, do you favor or oppose creating mixed-use developments in Cobb County? Mixed-use developments for the sake of this discussion are the construction of single buildings or single developments that have commercial/office and residential development together. It may be a three story building with commercial establishments on the first floor and two story condos above the retail space.

Favor	25%
Oppose	15%
Do not know	6%
Depends on where	54%

Question #15

Where do you think are appropriate placed for mixed-use developments?

Area	Number of responses
Cumberland/Galleria	126
Town Center Area	108
Cobb Parkway	104
Greater Vinings	87
Activity/city Centers	114
Canton Highway	12
Mableton Area	82
Commercial Corridors	109
Neighborhood Centers	19
Shopping Districts	102
Austell Road	36
Veteran's Memorial Highway	29

The figures in Question #14 show that 79% of respondents are in favor of the concept of allowing more mixed use developments, but they want to make sure that they are placed in appropriate areas. Question #15 let us know where the respondents felt were appropriate areas within the County for this type of development. We were not able to achieve a statistical scale for this question because of the type of measure that was used. Based on the number of responses, it is evident that most individuals are comfortable with mixed-use developments in our regional activity centers, Cobb Parkway, shopping districts, and city centers. Mableton and Greater Vinings did have a sizable number of positive responses, but not at the same scale as those exhibited in the aforementioned areas.

Survey #1 – Findings and Analysis

Question #16

If you think mixed-use is appropriate in an area, at what scale should the mixed-use development be in each area?

Area	2 stories	4 stories	6 stories	8 stories
Cumberland/Galleria	8%	21%	19%	53%
Town Center Area	3%	30%	39%	29%
Cobb Parkway	7%	44%	39%	10%
Greater Vinings	15%	41%	36%	8%
Activity/city Centers	23%	56%	12%	9%
Canton Highway	50%	40%	7%	2%
Mableton Area	20%	51%	22%	7%
Commercial Corridors	11%	43%	29%	17%
Neighborhood Centers	47%	50%	0%	3%
Shopping Districts	17%	54%	17%	13%
Austell Road	19%	50%	19%	11%
Veteran's Memorial Highway	25%	50%	11%	14%

The figures in Question #16 show a distinct pattern of preferred development. The two more urban areas of the County, Cumberland/Galleria and the Town Center Area show an inclination towards higher developments (6 – 8+ stories), while the majority of others show a preference towards moderate levels of development (4 – 6 stories). Canton Road, which contained the lowest total corridor for mixed use, had a majority of the people preferring smaller scale developments. This fits with many of the current regional concepts promoting quality new development by focusing new residential growth in urban areas, town centers, and activity centers so that more land can be preserved in the more suburban and rural areas as open space.

Question #17a

If commercial nodes fronting major collector streets in **East Cobb** were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	43%	4%	14%	11%	28%
Clustered single-family homes	34%	14%	16%	18%	18%
Condominiums/Lofts	20%	19%	28%	20%	13%
Apartments	53%	18%	18%	9%	2%
Mixed-use buildings (retail and housing)	20%	7%	27%	20%	26%
Mixed-use village (retail, office, housing)	12%	10%	22%	28%	28%
Neighborhood office	30%	17%	14%	26%	13%
A major office headquarters	49%	11%	13%	20%	7%
Independent senior living areas	15%	10%	12%	38%	25%
Assisted_senior living areas	16%	16%	12%	30%	26%

Question #17 provides an interesting look at community desires in commercial nodes of East Cobb. The responses show a desire for senior housing and the creation of “villages”. There seems to be little desire for new suburban residential, clustered developments, apartments, or stand alone commercial areas. The disparity between the results between the types of commercial uses tells us a little bit about what the community desires for activity center development.

Survey #1 – Findings and Analysis

Question #17b

Parking for these new developments should be?

	Less Important		↔	More Important	
	1	2	3	4	5
Parking lots in front of the buildings	61%	18%	10%	2%	10%
Parking lots behind the buildings	18%	0%	12%	33%	37%
Parking decks screened from public areas	12%	8%	15%	19%	46%

This question tries to understand if the community is still embracing a suburban parking model or are open to a more urban parking model. Based upon the responses received, individuals are more predisposed to rear lot and deck parking over the parking of vehicles between the building and the street.

Question #18

New development/redevelopment in **East Cobb** residential areas should include?

	Less Important		↔	More Important	
	1	2	3	4	5
Affordable workforce housing	29%	10%	18%	16%	27%
Housing for an aging population	15%	2%	31%	22%	30%
Executive housing opportunities	31%	10%	29%	17%	13%
Housing for 1 st time home buyers	22%	14%	28%	18%	18%
Market preferred infill housing	40%	14%	15%	19%	12%

Based upon five (5) likely housing strategies presented for East Cobb, the respondents prefer affordable workforce housing and housing for an aging population over the needs of executives, 1st time home buyers, and infill housing.

Question #19

If commercial nodes fronting major collector streets in **West Cobb** were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	29%	9%	12%	19%	31%
Clustered single-family homes	38%	14%	16%	14%	18%
Condominiums/Lofts	35%	18%	14%	20%	13%
Apartments	66%	9%	16%	4%	5%
Mixed-use buildings (retail and housing)	20%	11%	26%	18%	25%
Mixed-use village (retail, office, housing)	11%	11%	16%	28%	34%
Neighborhood office	29%	21%	15%	16%	19%
Drive thru commercial activities	60%	18%	9%	5%	7%
A major office headquarters	58%	4%	13%	12%	13%
Independent senior living areas	15%	10%	15%	38%	25%
Assisted senior living areas	16%	16%	12%	30%	26%

Question #19 provides an interesting look at community desires for commercial nodes in West Cobb. The responses show a desire for suburban residential developments, senior housing and the creation of mixed-use “villages”. There seems to be little desire for strip commercial developments or more intense residential uses.

Survey #1 – Findings and Analysis

Question #20

New development/redevelopment in **West Cobb** residential areas should include?

	Less Important		↔	More Important	
	1	2	3	4	5
Affordable workforce housing	26%	13%	15%	13%	33%
Housing for an aging population	12%	8%	24%	29%	27%
Executive housing opportunities	27%	9%	30%	18%	16%
Housing for 1 st time home buyers	18%	13%	21%	18%	30%
Neighborhoods that preserve open space	7%	0%	4%	14%	75%
Suburban style developments	25%	16%	18%	18%	23%
Rural residential areas	12%	2%	18%	23%	45%

Based upon the seven (7) housing strategies presented for West Cobb, the respondents prefer affordable preserving development types that preserve the rural character, opportunities for 1st time home buyers, and senior housing developments over the needs of standard suburban offerings. It is interesting to compare the responses between Question 19 and 20 which indicate a flip on the question of suburban style development patterns.

Question #21

If the **Greater Vinings** area were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	42%	8%	10%	23%	17%
Clustered single-family homes	22%	10%	18%	22%	28%
Condominiums/Lofts	17%	15%	10%	28%	30%
Apartments	48%	17%	19%	8%	8%
Mixed-use buildings (retail and housing)	13%	13%	17%	30%	27%
Mixed-use village (retail, office, housing)	11%	15%	8%	33%	33%
Neighborhood office	27%	20%	13%	22%	18%
A major office headquarters	41%	12%	15%	20%	12%
Independent senior living areas	9%	19%	22%	31%	19%
Assisted senior living areas	13%	9%	23%	32%	23%

Question #21 provides an interesting look at community desires for Greater Vinings. The responses show a desire for a variety of different housing types. Based upon many of the comments received in the written portion of the survey, I would assume that the Vinings area recognizes that they are a diverse area with its own “character” and they wish to preserve its uniqueness.

Survey #1 – Findings and Analysis

Question #22a

If commercial the **Cumberland/Galleria** area were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	74%	6%	2%	15%	3%
Clustered single-family homes	51%	2%	5%	24%	18%
Condominiums/Lofts	11%	6%	11%	38%	34%
Apartments	32%	13%	19%	13%	23%
Mixed-use buildings (retail and housing)	6%	6%	19%	23%	46%
Mixed-use village (retail, office, housing)	4%	8%	10%	37%	41%
Neighborhood office	34%	20%	19%	16%	11%
A major office headquarters	6%	9%	22%	23%	40%
Independent senior living areas	6%	15%	25%	33%	21%
Assisted_senior living areas	6%	15%	25%	31%	25%

Question #22a provides an interesting look at community desires for the Cumberland/Galleria area. The responses show a desire for a more urban style of development with emphasis on higher intensity office and residential uses.

Question #22b

Parking for these new developments should be?

	Less Important		↔	More Important	
	1	2	3	4	5
Parking lots in front of the buildings	57%	17%	10%	7%	9%
Parking lots behind the buildings	15%	11%	12%	28%	34%
Parking decks screened from public areas	7%	2%	2%	31%	58%

This question tries to understand if the community is still embracing a suburban parking model or are open to a more urban parking model. Based upon the responses received, individuals are more predisposed to rear lot and deck parking over the parking of vehicles between the building and the street.

Question #23

If the **Town Center/Barrett Pkwy** area were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	63%	5%	8%	11%	13%
Clustered single-family homes	56%	11%	8%	17%	8%
Condominiums/Lofts	20%	5%	28%	10%	37%
Apartments	38%	18%	21%	5%	18%
Mixed-use buildings (retail and housing)	12%	2%	15%	27%	44%
Mixed-use village (retail, office, housing)	10%	5%	7%	29%	49%
Neighborhood office	28%	15%	29%	10%	18%
A major office headquarters	38%	18%	20%	12%	12%
Independent senior living areas	10%	10%	34%	17%	29%
Assisted_senior living areas	10%	10%	33%	15%	32%

Survey #1 – Findings and Analysis

Question #23 provides an interesting look at community desires for the Town Center/Barrett Parkway area. The responses show a desire for a more urban style residential pattern of development although there is little desire to expand it to accommodate regional office uses.

Question #24

If the **Mableton** area were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	16%	16%	28%	16%	24%
Clustered single-family homes	17%	17%	14%	29%	23%
Condominiums/Lofts	17%	17%	17%	29%	20%
Apartments	33%	30%	19%	9%	9%
Mixed-use buildings (retail and housing)	8%	14%	23%	19%	36%
Mixed-use village (retail, office, housing)	3%	11%	19%	24%	43%
Neighborhood office	11%	11%	23%	36%	19%
A major office headquarters	52%	13%	22%	10%	3%
Independent senior living areas	9%	3%	28%	34%	26%
Assisted_senior living areas	8%	3%	28%	36%	25%

Question #24 provides an interesting look at community desires for Mableton. The responses show a desire to incorporate more mixed uses, neighborhood scale office, and senior housing developments. This shows the desire of people in this area to create a more village feel that incorporates different housing types. Based upon verbal survey responses, residents also have a strong desire to upgrade the commercial stock and quality along Veteran's Memorial Highway.

Question #25

If the **Austell Rd/East West Connector** area were to see new development/redevelopment, what would be the some preferred uses to be included?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	24%	15%	20%	18%	21%
Clustered single-family homes	18%	15%	25%	24%	18%
Condominiums/Lofts	15%	15%	26%	26%	18%
Apartments	41%	13%	30%	13%	3%
Mixed-use buildings (retail and housing)	14%	11%	20%	26%	29%
Mixed-use village (retail, office, housing)	9%	9%	22%	26%	34%
Neighborhood office	17%	20%	26%	20%	17%
A major office headquarters	39%	9%	31%	9%	12%
Independent senior living areas	12%	0%	28%	24%	36%
Assisted_senior living areas	13%	0%	28%	25%	34%

Question #25 provides an interesting look at community desires for Austell Road/East West Connector. The responses show a high tendency towards neutrality concerning new development in private investment. The highest marks were gained in suburban residential, mixed-use and senior housing.

Survey #1 – Findings and Analysis

Question #26

In your opinion, if **Canton Road** were to see new development/redevelopment, what would be the preferred uses?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	36%	32%	4%	12%	16%
Clustered single-family homes	17%	25%	20%	17%	21%
Condominiums/Lofts	16%	16%	20%	36%	12%
Apartments	48%	28%	8%	8%	8%
Mixed-use buildings (retail and housing)	12%	4%	30%	31%	23%
Mixed-use village (retail, office, housing)	8%	4%	30%	31%	27%
Neighborhood office	15%	11%	18%	30%	26%
A major office headquarters	56%	8%	12%	16%	8%
Independent senior living areas	4%	7%	18%	19%	52%
Assisted_senior living areas	7%	7%	19%	21%	46%

Question #26 provides an interesting look at community desires for Canton Road. The responses for this particular question were particularly small in number so the results show the interest of only a handful of individuals. The results show a desire for neighborhood scale development and the need for additional senior housing in the area.

Question #27

If the **Six Flags Dr/Veterans Memorial Pkwy** area were to see new development/redevelopment, what would be the some preferred uses to be included?

	Less Important		↔	More Important	
	1	2	3	4	5
Suburban style single-family homes	21%	15%	25%	21%	18%
Clustered single-family homes	22%	13%	33%	16%	16%
Condominiums/Lofts	13%	22%	21%	31%	13%
Apartments	42%	13%	26%	13%	6%
Mixed-use buildings (retail and housing)	6%	6%	30%	23%	35%
Mixed-use village (retail, office, housing)	6%	6%	28%	26%	34%
Neighborhood office	15%	12%	28%	30%	15%
A major office headquarters	50%	7%	19%	17%	7%
Independent senior living areas	15%	6%	17%	44%	18%
Assisted_senior living areas	15%	6%	23%	38%	18%

Question #27 provides an interesting look at community desires for Six Flags Dr/Veterans Memorial Pkwy. The responses for this particular question were particularly small in number so the results show the interest of only a handful of individuals. The results do not show a clear direction for a preferred future as most of the statistics lead toward neutrality on most categories. There is an indicated need for additional senior housing opportunities in the area.

Survey #1 – Findings and Analysis

Question #28

Based on the list of public improvements provided below, which items should be prioritized for improvement?

	Less Important		↔	More Important	
	1	2	3	4	5
Sidewalks	16%	5%	17%	25%	35%
Crosswalks	9%	16%	15%	27%	33%
Streetscaping (landscaping and lights)	12%	14%	14%	28%	32%
Traffic management	8%	3%	7%	14%	68%
Bicycle paths and multi-use trails	12%	9%	14%	10%	55%

Question #28 provides input on the public's desire for various types of transportation improvements. The two that give the strongest positive ratings are Traffic management and Bicycle paths/multi-use trails.

Question #29

What types of events/activities would you like to see more of in **regional** activity centers (Cumberland/ Galleria, Town Center, etc.)?

	Less Important		↔	More Important	
	1	2	3	4	5
Shopping	27%	5%	23%	21%	24%
Fast food restaurants	44%	19%	10%	5%	22%
"Sit down" restaurants	11%	6%	15%	25%	43%
Outdoor gathering spaces	6%	5%	4%	33%	52%
Live music venues/events	8%	11%	12%	36%	33%
Art galleries/dealers	17%	6%	26%	27%	24%
Nightclubs/bars	24%	13%	17%	17%	29%
Family oriented entertainment	20%	19%	9%	26%	26%
Bus/shuttle service	21%	8%	3%	20%	48%

Question #29 lets us know what types of services are desired in our urban centers. In general, the community wants to less retail type uses and more attractions to make it more of a destination.

Question #30

What types of events/activities would you like to see more of in **community/neighborhood** activity centers (Vinings, Mableton, Canton Rd, etc.)?

	Less Important		↔	More Important	
	1	2	3	4	5
<u>Shopping</u>	20%	18%	15%	18%	29%
<u>Fast food restaurants</u>	45%	19%	15%	4%	17%
<u>"Sit down" restaurants</u>	8%	4%	14%	32%	42%
<u>Outdoor gathering spaces</u>	12%	6%	13%	21%	48%
<u>Live music venues/events</u>	18%	12%	19%	16%	35%
<u>Art galleries/dealers</u>	20%	4%	25%	16%	35%
<u>Nightclubs/bars</u>	37%	13%	15%	11%	26%
<u>Family oriented entertainment</u>	19%	7%	17%	26%	31%
<u>Bus/shuttle service</u>	22%	9%	8%	20%	41%

Survey #1 – Findings and Analysis

Question #30 lets us know what types of services are desired in our activity center areas. In general, the community wants more retail and specialty services with less focus on entertainment type of uses.

Question #31

What should be the highest priority in terms of improving the quality of life in Cobb County?

	Less Important		↔	More Important	
	1	2	3	4	5
Transportation improvements	9%	7%	9%	19%	56%
Development of local/regional mass transit	23%	13%	11%	10%	43%
Preserve additional open space	4%	6%	6%	18%	66%
Create more active park lands	8%	7%	15%	24%	46%
Improve the pedestrian environment	9%	11%	11%	22%	47%
Create more mixed-use developments	27%	17%	21%	12%	23%
Develop new multi-use trails	8%	17%	20%	14%	41%
Help provide affordable housing	29%	18%	18%	14%	21%
Redevelop abandoned commercial spaces	15%	6%	17%	22%	40%
Redevelop abandoned commercial spaces	34%	18%	27%	11%	10%
Preserve natural & historic resources	7%	3%	6%	17%	67%
Reduce crime/enhance public safety)	7%	4%	6%	23%	60%
Create housing for seniors	7%	18%	22%	24%	29%
Develop additional recreational facilities	11%	12%	25%	19%	33%
Strengthen code enforcement	5%	3%	15%	23%	54%

Question #31 lets us know the community's highest priority to improve their quality of life. The consensus with the respondents is that Preserving natural and historic resources, Preserving open space, and Crime reduction/public safety should be the highest priority in the community.

Comments:

Included in this analysis are some general comments provided by the community in association with the survey.

- i. Population Projections should be improved
- ii. More commercial development is needed in the West Cobb Commercial Corridors
- iii. Planning process should have more useful and usable information
- iv. Slow growth
- v. Increase code enforcement to 5 days a week due to weekend violations
- vi. Limit the sprawl of commercial areas along Dallas Hwy
- vii. Concerned about lot sizes
- viii. Limit the number of zoning cases per district per month
- ix. The area is completely dependent on cars lets increase public transit and increase mixed-use developments
- x. Build smaller, neighborhood-oriented schools instead of sprawling campuses the size of small colleges
- xi. More youth activity centers are needed for the community
- xii. Maintain and expand existing infrastructure
- xiii. Priorities should include recruiting more businesses to commercial centers

Survey #1 – Findings and Analysis

- xiv. Higher Density planning along major corridors
- xv. No more mixed-use in Vinings
- xvi. The disconnect between East and West Cobb is striking
- xvii. Put additional multi-use trails along creek corridors in ways that preserves stream buffers
- xviii. Review traffic light timing to improve mobility
- xix. Stick to existing land use plan
- xx. Preserve additional greenspace
- xxi. More passive parks
- xxii. Lower train crossing at Paces Ferry below grade to improve traffic flow and reduce noise.
- xxiii. Institute impact fees
- xxiv. We need to aggressively confront crime and gangs
- xxv. Fix potholes and maintain streetlights
- xxvi. Add rain gardens to assist in mitigating stormwater runoff
- xxvii. Preserve and protect older neighborhoods
- xxviii. Don't always do what developers want
- xxix. I appreciate the hard work of the Bells Ferry Civic Association
- xxx. Good planning is important to the desirability of West Cobb
- xxxi. The survey was too long
- xxxii. Thanks for your interest
- xxxiii. Find a solution to Paulding County traffic
- xxxiv. I feel that the survey was biased
- xxxv. Vinings is Vinings and all of Cobb cannot be Vinings
- xxxvi. Put mass transit underground
- xxxvii. Keep taxes low
- xxxviii. Hire more inspectors to ensure quality developments
- xxxix. Preserve the character of existing neighborhoods
- xl. Workforce housing should be placed in redeveloped residential and commercial areas
- xli. I would like to see Cobb County become a metro leader in public transit, greenspace, and bike paths.
- xlii. I feel strongly that market-driven development by the private sector will best meet our needs, but that local government must revise zoning and building ordinances on occasion to accommodate emerging trends
- xliii. Encourage redevelopment. Do not fight it.
- xliv. Preserve West Cobb
- xlv. Make developers and new residents pay for the cost of growth
- xlvi. Noise barriers on I-285
- xlvii. Affordable housing should be provided in a variety of housing types, not just condos. We also need to create affordable SF detached homes
- xlviii. Make walking and bike paths in utility easements